

PROPOSED SHOPPING CENTER
MELBOURNE, FLORIDA – BREVARD COUNTY

**SOUTHEAST QUADRANT
INTERSECTION OF INTERSTATE 95 AND US HIGHWAY 192**

A JOINT DEVELOPMENT BY:

SOONER INVESTMENT
Commercial & Investment Real Estate

&

**COLLETT &
ASSOCIATES**

For More Information:

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843/723-9979

John Collett
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Bob Stearns
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Robert Collett
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Shad Cunningham
816/510-8342

EXECUTIVE SUMMARY

Proposed Shopping Center
US 192 and Interstate 95
Melbourne, Florida

SITE: +/-42 Acres

LOCATION: Site is located in the Southeast Quadrant of Interstate 95 and US 192 (New Haven Road)

TRAFFIC: I-95: 65,700 AADT
US 192: 30,500 AADT

DEMOGRAPHICS: (2010 ESTIMATE)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
AVG. HH INCOME:	80,291	70,473	61,202
Population:	2,645	22,765	80,862

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MELBOURNE, FL
US 192 & INTERSTATE 95



30,500 AADT



MOVIE THEATER



67,500 AADT

SOONER INVESTMENT
Commercial & Investment Real Estate

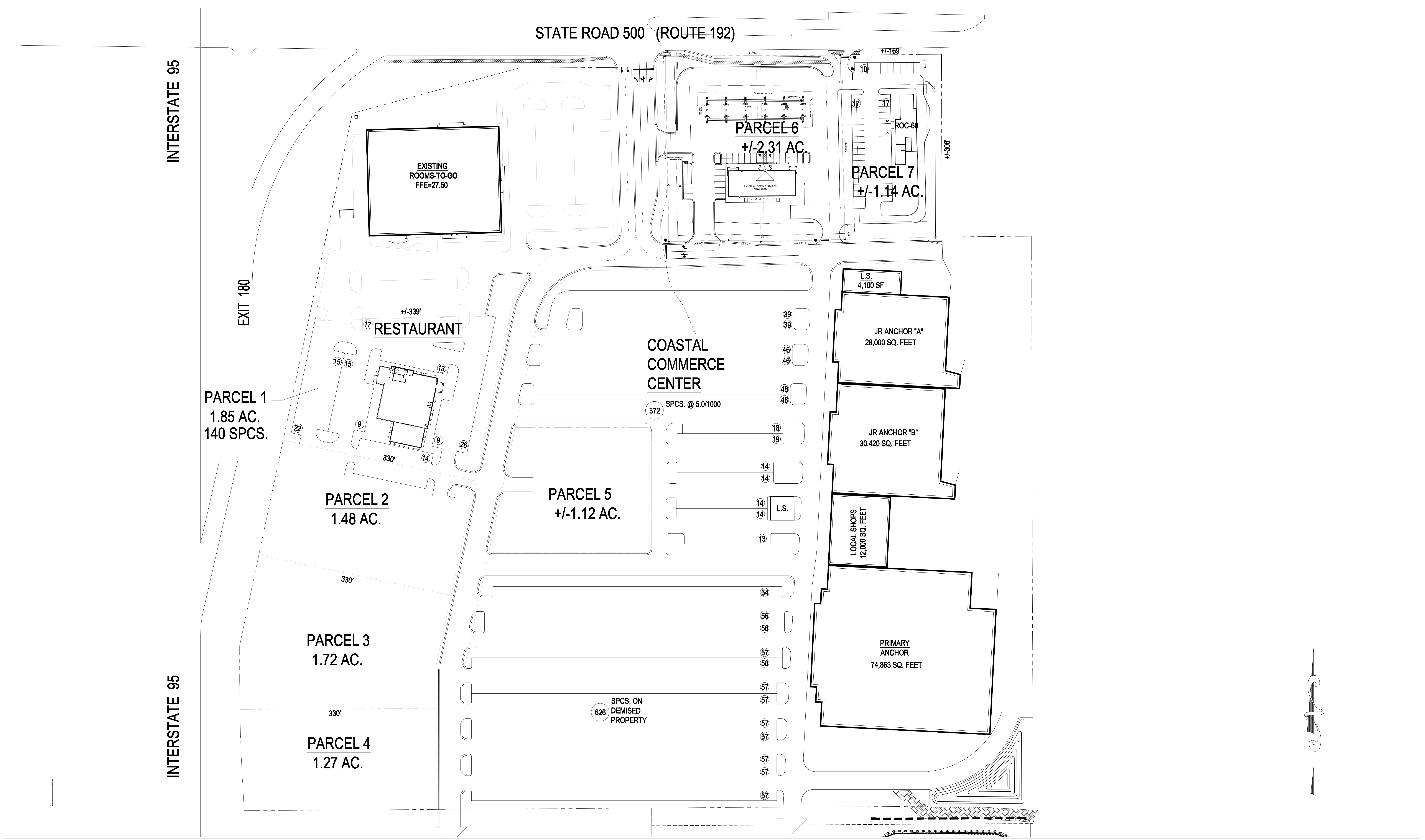
COLLETT & ASSOCIATES







THIS DRAWING IS BASED ON A SURVEY PRODUCED BY OTHERS AND IS SCHEMATIC IN NATURE, NOT INTENDED FOR CONSTRUCTION



COSTAL COMMERCE CENTER MELBORNE, FLORIDA SCHEMATIC PARCELS PLAN

DATE: 04.08.2009
PROJECT # 09-001-00

scale : 1"=80'



SOONER INVESTMENT
Commercial and Investment Real Estate

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(405)842-0456 Fax (405)840-2366

FRANK A. GOPPOLD AIA
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MELBOURNE, FL - US 192 RETAIL CORRIDOR
(AERIAL 2005)



SITE

SOONER INVESTMENT
Commercial & Investment Real Estate

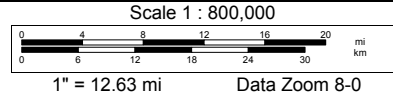
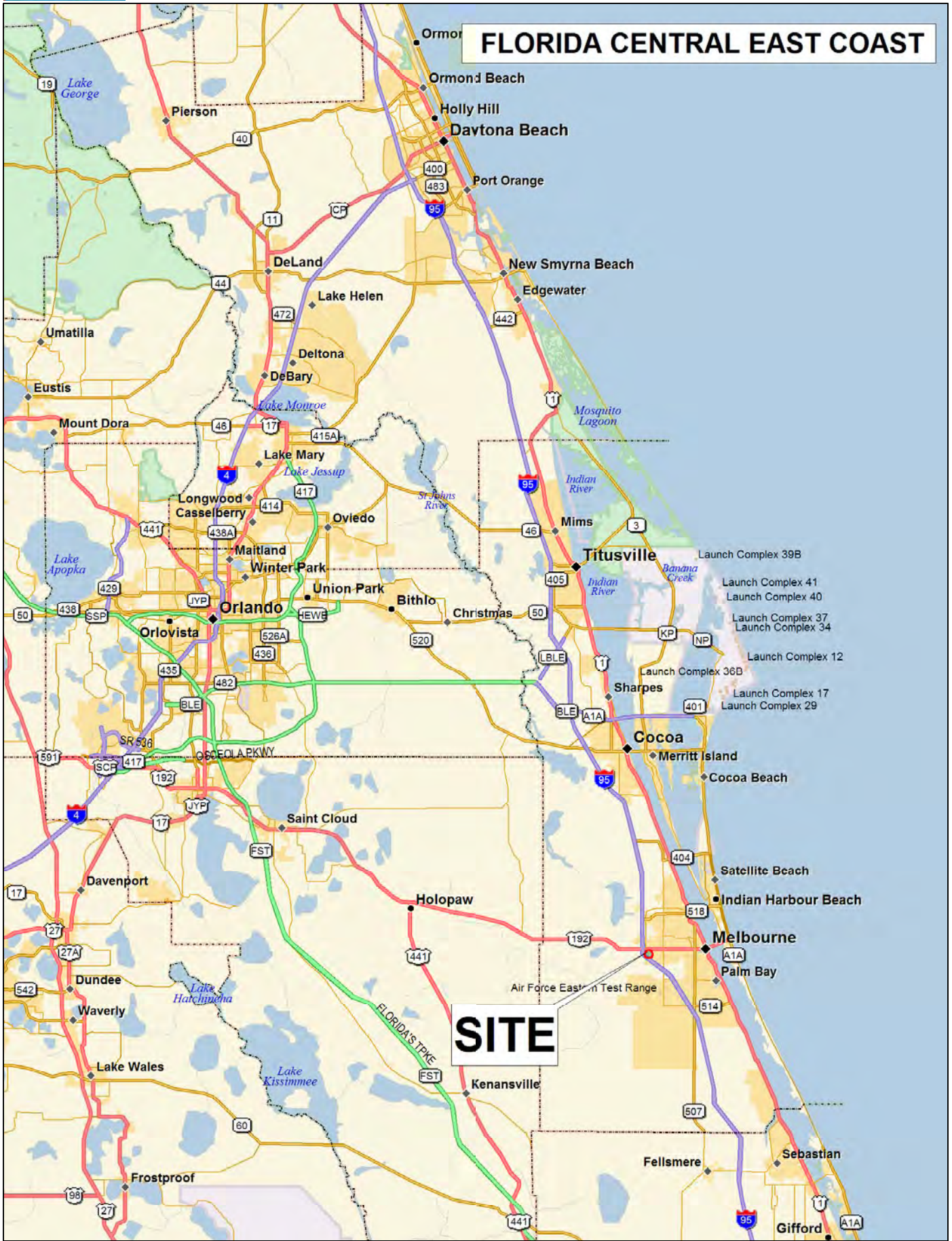
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WICKHAM ROAD

PALM BAY ROAD

FLORIDA CENTRAL EAST COAST



Demographic Profile Expanded

Census, Estimates & Projections

Lon: -80.703009 / Lat: 28.0763

September 2010

-80.703009, 28.076300

1.00 Mile 3.00 Miles 5.00 Miles

Population

Estimated Population (2010)	2,645		22,765		80,862	
Census Population (1990)	1,973		14,931		58,723	
Census Population (2000)	2,488		18,413		69,214	
Projected Population (2015)	2,580		22,273		79,820	
Forecasted Population (2020)	2,630		24,414		85,699	
Historical Annual Growth 1990 to 2000	515	2.6 %	3,482	2.3 %	10,491	1.8 %
Historical Annual Growth 2000 to 2010	157	2.6 %	4,352	2.3 %	11,648	1.8 %
Projected Annual Growth 2010 to 2015	-65	-0.5 %	-492	-0.4 %	-1,042	-0.3 %
Est. Population Density (2010)	854.96	psm	814.48	psm	1,072.18	psm
Trade Area Size	3.09	sq mi	27.95	sq mi	75.42	sq mi

Households

Estimated Households (2010)	1,084		9,238		32,408	
Census Households (1990)	796		6,002		23,008	
Census Households (2000)	1,015		7,526		27,718	
Projected Households (2015)	1,097		9,350		33,128	
Forecasted Households (2020)	1,142		10,358		36,120	
Households with Children (2010)	262	24.2 %	2,419	26.2 %	8,798	27.1 %
Average Household Size	2.44		2.46		2.50	

Average Household Income

Est. Average Household Income (2010)	80,291		70,473		61,202	
Proj. Average Household Income (2015)	\$86,922		\$76,002		\$66,182	
Average Family Income (2010)	\$97,539		\$84,463		\$74,174	

Median Household Income

Est. Median Household Income (2010)	\$59,414		\$54,955		\$48,447	
Proj. Median Household Income (2015)	\$66,412		\$59,903		\$51,467	
Median Family Income (2010)	\$77,850		\$69,814		\$59,925	

Per Capita Income

Est. Per Capita Income (2010)	\$36,543		\$30,662		\$25,785	
Proj. Per Capita Income (2015)	\$41,346		\$34,381		\$28,969	
Per Capita Income Est. 5 year change	\$4,802.11	-11.6 %	\$3,719.10	-10.8 %	\$3,184.21	-11.0 %

Other Income

Est. Disposable Income (2010)	\$49,360		\$45,874		\$41,090	
Proj. Disposable Income (2015)	\$54,400		\$49,424		\$43,382	
Disposable Income Est. 5 year change	\$5,039.36	10.2 %	\$3,549.38	7.7 %	\$2,291.94	5.6 %
Est. Average Household Net Worth (2010)	\$630,065		\$522,536		\$451,714	

Daytime Demos

Total Number of Businesses (2010)	158		1,321		3,623	
Total Number of Employees (2010)	1,668		16,244		54,207	
Company Headqtrs: Businesses (2010)	0	0.0 %	2	0.1 %	7	0.2 %
Company Headqtrs: Employees (2010)	0	0.0 %	116	0.7 %	347	0.6 %
Unemployment Rate (2010)		6.62 %		6.55 %		6.16 %
Employee Population Per Business		10.6 to 1		12.3 to 1		15.0 to 1
Residential Population per Business		16.8 to 1		17.2 to 1		22.3 to 1
Est. Adj. Daytime Demographics (Age16+)		2,730		25,202		85,951

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Demographic Profile Expanded

Census, Estimates & Projections

Lon: -80.703009 / Lat: 28.0763

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1.00 Mile 3.00 Miles 5.00 Miles

Race & Ethnicity

White (2010)	2,438	92.2 %	20,089	88.2 %	69,683	86.2 %
Black or African American (2010)	104	3.9 %	1,516	6.7 %	6,960	8.6 %
American Indian & Alaska Native (2010)	8	0.3 %	74	0.3 %	299	0.4 %
Asian (2010)	64	2.4 %	646	2.8 %	2,098	2.6 %
Hawaiian & Pacific Islander (2010)	1	0.0 %	7	0.0 %	35	0.0 %
Other Race (2010)	12	0.4 %	210	0.9 %	788	1.0 %
Multi Race (2010)	19	0.7 %	223	1.0 %	998	1.2 %
Not Hispanic or Latino Population (2010)	2,499	94.5 %	20,804	91.4 %	72,625	89.8 %
Hispanic or Latino Population (2010)	146	5.5 %	1,961	8.6 %	8,237	10.2 %
Not of Hispanic Origin Population (1990)	1,929	97.8 %	14,527	97.3 %	56,609	96.4 %
Hispanic Origin Population (1990)	44	2.2 %	405	2.7 %	2,114	3.6 %
Not Hispanic or Latino Population (2000)	2,406	96.7 %	17,468	94.9 %	64,900	93.8 %
Hispanic or Latino Population (2000)	82	3.3 %	945	5.1 %	4,314	6.2 %
Not Hispanic or Latino Population (2015)	2,406	93.3 %	19,961	89.6 %	70,034	87.7 %
Hispanic or Latino Population (2015)	174	6.7 %	2,312	10.4 %	9,785	12.3 %
Hist. Hispanic Ann Growth (1990 to 2010)	103	15.6 %	1,556	25.6 %	6,124	19.3 %
Proj. Hispanic Ann Growth (2010 to 2015)	28	3.8 %	352	3.6 %	1,548	3.8 %

Age

Age 0 to 4 yrs (2010)	132	5.0 %	1,230	5.4 %	4,502	5.6 %
Age 5 to 9 yrs (2010)	113	4.3 %	1,121	4.9 %	4,149	5.1 %
Age 10 to 14 yrs (2010)	130	4.9 %	1,170	5.1 %	4,448	5.5 %
Age 15 to 19 yrs (2010)	149	5.6 %	1,275	5.6 %	5,219	6.5 %
Age 20 to 24 yrs (2010)	139	5.2 %	1,201	5.3 %	5,008	6.2 %
Age 25 to 29 yrs (2010)	138	5.2 %	1,356	6.0 %	5,057	6.3 %
Age 30 to 34 yrs (2010)	124	4.7 %	1,243	5.5 %	4,467	5.5 %
Age 35 to 39 yrs (2010)	130	4.9 %	1,161	5.1 %	4,227	5.2 %
Age 40 to 44 yrs (2010)	168	6.4 %	1,384	6.1 %	4,897	6.1 %
Age 45 to 49 yrs (2010)	205	7.8 %	1,658	7.3 %	5,591	6.9 %
Age 50 to 54 yrs (2010)	219	8.3 %	1,748	7.7 %	5,864	7.3 %
Age 55 to 59 yrs (2010)	200	7.5 %	1,539	6.8 %	5,096	6.3 %
Age 60 to 64 yrs (2010)	167	6.3 %	1,349	5.9 %	4,478	5.5 %
Population age 65-74 (2010)	272	10.3 %	2,206	9.7 %	7,884	9.8 %
Population age 75-84 (2010)	203	7.7 %	1,892	8.3 %	6,440	8.0 %
Population age 85+ (2010)	158	6.0 %	1,233	5.4 %	3,534	4.4 %
Median Age (2010)	46.8 yrs		44.7 yrs		42.6 yrs	

Gender Age Distribution

Population Female (2010)	1,365	51.6 %	11,817	51.9 %	41,526	51.4 %
Age 0 to 19 yrs (2010)	262	19.2 %	2,325	19.7 %	8,808	21.2 %
Age 20 to 64 yrs (2010)	741	54.2 %	6,378	54.0 %	22,481	54.1 %
Age 65 yrs plus (2010)	363	26.6 %	3,115	26.4 %	10,238	24.7 %
Median Age Females (2010)	48.0 Yrs		47.0 Yrs		45.1 Yrs	
Population Male (2010)	1,280	48.4 %	10,948	48.1 %	39,335	48.6 %
Age 0 to 19 yrs (2010)	263	20.5 %	2,472	22.6 %	9,510	24.2 %
Age 20 to 64 yrs (2010)	748	58.4 %	6,260	57.2 %	22,205	56.5 %
Age 65 yrs plus (2010)	269	21.0 %	2,216	20.2 %	7,620	19.4 %
Median Age Males (2010)	45.5 yrs		42.5 yrs		40.0 yrs	

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Census, Estimates & Projections

Lon: -80.703009 / Lat: 28.0763

September 2010

-80.703009, 28.076300

1.00 Mile 3.00 Miles 5.00 Miles

Household Income Distribution

HH Income \$200,000 or More (2010)	47	4.3 %	286	3.1 %	627	1.9 %
HH Income \$150,000 to 199,999 (2010)	74	6.8 %	368	4.0 %	867	2.7 %
HH Income \$100,000 to 149,999 (2010)	168	15.5 %	1,265	13.7 %	2,975	9.2 %
HH Income \$75,000 to 99,999(2010)	150	13.9 %	1,149	12.4 %	3,780	11.7 %
HH Income \$50,000 to 74,999(2010)	208	19.2 %	1,781	19.3 %	6,491	20.0 %
HH Income \$35,000 to 49,999(2010)	143	13.2 %	1,262	13.7 %	5,591	17.3 %
HH Income \$25,000 to 34,999(2010)	108	9.9 %	1,266	13.7 %	4,576	14.1 %
HH Income \$15,000 to 24,999(2010)	97	9.0 %	1,081	11.7 %	4,034	12.4 %
HH Income \$0 to 14,999 (2010)	89	8.2 %	780	8.4 %	3,467	10.7 %
HH Income \$35000+ (2010)	790	72.9 %	6,111	66.1 %	20,331	62.7 %
HH Income \$75000+ (2010)	438	40.5 %	3,067	33.2 %	8,249	25.5 %

Housing

Total Housing Units (2010)	1,253		10,912		38,521	
Housing Units Occupied (2010)	1,084	86.5 %	9,238	84.7 %	32,408	84.1 %
<i>Housing Units, Owner Occupied (2010)</i>	901	71.9 %	7,407	67.9 %	25,582	66.4 %
<i>Housing Units, Renter Occupied (2010)</i>	183	14.6 %	1,831	16.8 %	6,827	17.7 %
Housing Units, Vacant (2010)	169	13.5 %	1,674	15.3 %	6,113	15.9 %
Median Years in Residence (2010)	4 yrs		4 yrs		5 yrs	

Marital Status

Never Married (2010)	432	19.0 %	3,567	18.5 %	13,387	19.8 %
Now Married (2010)	1,326	58.5 %	10,880	56.5 %	37,885	55.9 %
Separated (2010)	76	3.4 %	714	3.7 %	3,062	4.5 %
Widowed (2010)	210	9.3 %	1,917	10.0 %	6,050	8.9 %
Divorced (2010)	224	9.9 %	2,163	11.2 %	7,370	10.9 %

Household Type

Population Family (2010)	2,127	80.4 %	18,433	81.0 %	64,669	80.0 %
Population Non-Family (2010)	435	16.4 %	3,638	16.0 %	13,419	16.6 %
Population Group Qtrs (2010)	83	3.1 %	694	3.0 %	2,775	3.4 %
Family Household (2010)	713	65.8 %	6,122	66.3 %	21,208	65.4 %
Married Couple Family With Kids (2010)	196	21.8 %	1,709	23.1 %	5,909	23.1 %
Average Family Household Size (2010)	2.98		3.01		3.05	
Non-Family Household (2010)	371	34.2 %	3,116	33.7 %	11,200	34.6 %

Household Size

1 Person Household (2010)	311	28.7 %	2,633	28.5 %	9,398	29.0 %
2 Person Households (2010)	410	37.8 %	3,388	36.7 %	11,469	35.4 %
3 Person Households (2010)	142	13.1 %	1,290	14.0 %	4,561	14.1 %
4 Person Households (2010)	145	13.3 %	1,217	13.2 %	4,307	13.3 %
5 Person Households (2010)	49	4.5 %	480	5.2 %	1,804	5.6 %
6+ Person Households (2010)	27	2.5 %	228	2.5 %	870	2.7 %

Household Vehicles

Total Vehicles Available (2010)	2,085		16,546		56,342	
Household: 0 Vehicles Available (2010)	34	1.6 %	372	2.2 %	1,383	2.5 %
Household: 1 Vehicles Available (2010)	333	16.0 %	3,375	20.4 %	12,771	22.7 %
Household: 2+ Vehicles Available (2010)	717	34.4 %	5,491	33.2 %	18,255	32.4 %
Average Vehicles Per Household (2010)	2		2		2	

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1.00 Mile 3.00 Miles 5.00 Miles

Labor Force

Est. Labor: Population Age 16+ (2010)	2,239		18,988		66,807	
Est. Civilian Employed (2010)	1,170	52.3 %	9,990	52.6 %	34,895	52.2 %
Est. Civilian Unemployed (2010)	148	6.6 %	1,243	6.5 %	4,113	6.2 %
Est. In Armed Forces (2010)	7	0.3 %	41	0.2 %	168	0.3 %
Est. Not in Labor Force (2010)	914	40.8 %	7,715	40.6 %	27,631	41.4 %

Occupation (2000)

Occupation: Population 16+	1,127		8,002		29,991	
Mgmt, Business, & Financial Operations	179	15.9 %	1,034	12.9 %	3,231	10.8 %
Professional and Related	265	23.5 %	1,983	24.8 %	6,523	21.8 %
Service	139	12.3 %	1,130	14.1 %	5,074	16.9 %
Sales and Office	309	27.4 %	2,186	27.3 %	8,533	28.5 %
Farming, Fishing, and Forestry	3	0.3 %	8	0.1 %	47	0.2 %
Construction, Extraction, & Maintenance	106	9.4 %	812	10.1 %	3,143	10.5 %
Production, Transport, & Material Moving	127	11.3 %	851	10.6 %	3,440	11.5 %
<i>Percent White Collar Workers</i>		66.7 %		65.0 %		61.0 %
<i>Percent Blue Collar Workers</i>		33.3 %		35.0 %		39.0 %

Consumer Expenditure (in Millions)

Total Household Expenditure (2010)	\$66		\$509		\$1,620	
<i>Total Non-Retail Expenditures (2010)</i>	\$38	57.6 %	\$292	57.5 %	\$930	57.4 %
<i>Total Retail Expenditures (2010)</i>	\$28	42.4 %	\$216	42.5 %	\$691	42.6 %
Apparel (2010)	\$3	4.8 %	\$24	4.7 %	\$77	4.7 %
Contributions (2010)	\$3	3.9 %	\$19	3.7 %	\$58	3.6 %
Education (2010)	\$2	2.5 %	\$12	2.4 %	\$36	2.2 %
Entertainment (2010)	\$4	5.6 %	\$28	5.6 %	\$90	5.6 %
Food And Beverages (2010)	\$10	15.1 %	\$78	15.3 %	\$251	15.5 %
Furnishings And Equipment (2010)	\$3	4.5 %	\$22	4.4 %	\$70	4.3 %
Gifts (2010)	\$2	2.7 %	\$14	2.7 %	\$42	2.6 %
Health Care (2010)	\$4	6.0 %	\$31	6.2 %	\$103	6.3 %
Household Operations (2010)	\$2	3.7 %	\$18	3.6 %	\$56	3.5 %
Miscellaneous Expenses (2010)	\$1	1.6 %	\$9	1.7 %	\$27	1.7 %
Personal Care (2010)	\$1	1.4 %	\$7	1.4 %	\$24	1.5 %
Personal Insurance (2010)	\$1	1.1 %	\$5	1.0 %	\$16	1.0 %
Reading (2010)	\$0	0.3 %	\$2	0.3 %	\$5	0.3 %
Shelter (2010)	\$13	19.4 %	\$98	19.3 %	\$311	19.2 %
Tobacco (2010)	\$0	0.6 %	\$3	0.6 %	\$11	0.7 %
Transportation (2010)	\$13	19.9 %	\$102	20.1 %	\$327	20.2 %
Utilities (2010)	\$4	6.8 %	\$35	6.9 %	\$116	7.1 %

Educational Attainment

Adult Population (25 Years+)(2010)	1,982		16,768		57,536	
Elementary (0 to 8)(2010)	54	2.7 %	435	2.6 %	1,510	2.6 %
Some High School (9 to 11)(2010)	132	6.7 %	1,112	6.6 %	4,235	7.4 %
High School Graduate (12)(2010)	589	29.7 %	5,320	31.7 %	19,157	33.3 %
Some College (13 to 16)(2010)	432	21.8 %	3,485	20.8 %	12,909	22.4 %
Associate Degree Only(2010)	201	10.1 %	1,933	11.5 %	6,351	11.0 %
Bachelor Degree Only(2010)	334	16.8 %	2,741	16.3 %	8,754	15.2 %
Graduate Degree(2010)	241	12.1 %	1,742	10.4 %	4,620	8.0 %

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Units In Structure

1 Detached Unit (2000)	755	70.2 %	5,250	63.9 %	20,772	68.5 %
1 Attached Unit (2000)	27	2.5 %	126	1.5 %	450	1.5 %
2 to 4 Units (2000)	59	5.5 %	335	4.1 %	1,048	3.5 %
5 to 9 Units (2000)	118	10.9 %	739	9.0 %	1,780	5.9 %
10 to 19 Units (2000)	18	1.7 %	305	3.7 %	1,067	3.5 %
20 to 49 Units (2000)	9	0.8 %	54	0.7 %	214	0.7 %
50 or more Units (2000)	6	0.5 %	237	2.9 %	728	2.4 %
Mobile Home or Trailer (2000)	81		1,122		4,145	
Other Structure (2000)	5		51		131	

Homes Built By Year

Homes Built 1999 to 2000	42	3.9 %	239	2.9 %	643	2.1 %
Homes Built 1995 to 1998	130	12.1 %	810	9.9 %	1,991	6.6 %
Homes Built 1990 to 1994	127	11.8 %	1,128	13.7 %	4,078	13.4 %
Homes Built 1980 to 1989	282	26.2 %	3,075	37.4 %	11,497	37.9 %
Homes Built 1970 to 1979	175	16.3 %	1,271	15.5 %	4,374	14.4 %
Homes Built 1960 to 1969	175	16.2 %	974	11.8 %	5,196	17.1 %
Homes Built 1950 to 1959	118	10.9 %	594	7.2 %	2,097	6.9 %
Homes Built Before 1949	28	2.6 %	130	1.6 %	459	1.5 %

Home Values (2000)

Home Values \$1,000,000+	3	0.5 %	6	0.1 %	6	0.0 %
Home Values \$500,000-\$999,999	1	0.2 %	6	0.1 %	7	0.0 %
Home Values \$400,000-\$499,999	5	0.8 %	17	0.4 %	18	0.1 %
Home Values \$300,000-\$399,999	10	1.5 %	42	1.0 %	66	0.4 %
Home Values \$200,000-\$299,999	71	10.9 %	343	7.7 %	563	3.3 %
Home Values \$150,000-\$199,999	112	17.1 %	580	13.0 %	1,223	7.2 %
Home Values \$100,000-\$149,999	215	32.8 %	1,278	28.7 %	3,655	21.4 %
Home Values \$70,000-\$99,999	119	18.1 %	1,269	28.5 %	6,733	39.4 %
Home Values \$50,000-\$69,999	67	10.2 %	661	14.9 %	3,768	22.0 %
Home Values \$25,000-\$49,999	52	7.9 %	235	5.3 %	1,037	6.1 %
Home Values \$0-\$24,999	1	0.1 %	9	0.2 %	21	0.1 %
Owner Occupied Median Home Value	\$120,973		\$110,453		\$92,525	
Renter Occupied Median Rent	\$540		\$571		\$549	

Transportation to Work (2000)

Drive to Work Alone	973	85.8 %	6,840	85.1 %	25,403	84.3 %
Drive to Work in Carpool	102	9.0 %	753	9.4 %	3,057	10.1 %
Travel to Work - Public Transportation	0	0.0 %	21	0.3 %	104	0.3 %
Drive to Work Motorcycle	9	0.8 %	39	0.5 %	126	0.4 %
Walk or Bicycle to Work	19	1.6 %	132	1.6 %	654	2.2 %
Other Means	7	0.6 %	53	0.7 %	141	0.5 %
Work at Home	25	2.2 %	199	2.5 %	655	2.2 %

Travel Time (2000)

Travel to Work in 14 Minutes or Less	429	38.7 %	2,566	32.7 %	9,252	31.4 %
Travel to Work in 15 to 29 Minutes	469	42.3 %	3,441	43.9 %	12,838	43.5 %
Travel to Work in 30 to 59 Minutes	153	13.8 %	1,381	17.6 %	5,750	19.5 %
Travel to Work in 60 Minutes or More	58	5.2 %	451	5.7 %	1,645	5.6 %
Average Travel Time to Work	22 mins		22 mins		22 mins	

Demographic Source: Applied Geographic Solutions / TIGER Geography



Lat: 28.07605 Lon: -80.70299
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-80.702990, 28.076050

September, 2010

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